038.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	678,500 / 678,500
					USE VALUE:	678,500 / 678,500
					ASSESSED:	678,500 / 678,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		UNIVERSITY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WESSEL KRISTIN A
Owner 2:	
Owner 3:	
Street 1:	19 UNIVERSITY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AIBEL WILLIAM -
Owner 2:	-
Street 1:	19 UNIVERSITY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1440 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6480.000	285,300		393,200	678,500
Total Card	0.149	285,300		393,200	678,500
Total Parcel	0.149	285,300		393,200	678,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.18 /Parcel: 471.18

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 25449
GIS Ref:
GIS Ref:
Insp Date: 10/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 038.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	285,300	0	6,480.	393,200	678,500		Year end	12/23/2021
2021	101	FV	276,100	0	6,480.	393,200	669,300		Year End Roll	12/10/2020
2020	101	FV	276,100	0	6,480.	393,200	669,300	669,300	Year End Roll	12/18/2019
2019	101	FV	222,100	0	6,480.	356,400	578,500	578,500	Year End Roll	1/3/2019
2018	101	FV	222,100	0	6,480.	337,900	560,000	560,000	Year End Roll	12/20/2017
2017	101	FV	222,100	0	6,480.	294,900	517,000	517,000	Year End Roll	1/3/2017
2016	101	FV	222,100	0	6,480.	251,900	474,000	474,000	Year End	1/4/2016
2015	101	FV	209,000	0	6,480.	233,500	442,500	442,500	Year End Roll	12/11/2014

!3165!

PRINT

Date	Time
12/29/21	22:40:56

LAST REV

Date	Time
08/06/21	08:43:30
danam	

USER DEFINED

Prior Id # 1:	25449
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 3165

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AIBEL WILLIAM	51364-431		6/27/2008	Change>Sale	465,000	No	No		
MOYNIHAN JOANN	50843-580		3/7/2008	Change>Sale	325,000	No	No		
PORTER JAMES D	40629-226		8/26/2003	Family	1	No	No		
	8001-26		1/1/1901	Family		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2021	541	Redo Kit	57,510	C				
4/21/2017	452	Redo Bat	22,800	C				1st fl bath reno
8/11/2016	2018	New Wind	4,869	C				
9/23/2015	1408	Manual	2,392		9/23/2015			Replace and instal
8/9/2010	969	New Wind	2,762					
3/7/2008	223	Dormers	16,000	C		G9	GR FY09	5`X7.5`FOR FBTH RE
5/31/2005	439	Wood Dec	5,300	C				replace wood deck

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
1/17/2009	Meas/Inspect	372	PATRIOT
3/28/2000	Inspected	276	PATRIOT
2/28/2000	Measured	263	PATRIOT
8/27/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	64.	0.95	3									393,217						393,200	

Total AC/HA:	0.14876	Total SF/SM:	6480	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	393,217	Spl Credit		Total:	393,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99792004
Adj $ / SQ:	148.191
Other Features:	95056
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	350432
Depreciation:	65180
Depreciated Total:	285251

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

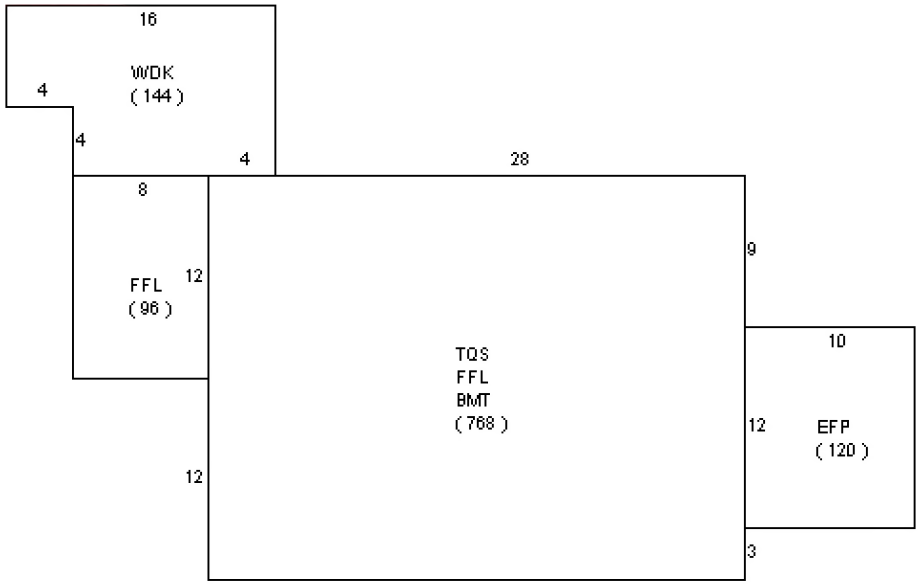
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	148.19
Special Features:	0	Val/Su Net:	115.41
Final Total:	285300	Val/Su SzAd	198.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	864	148.190	128,037
BMT	Basement	768	44.460	34,143
TQS	3/4 Story	576	148.190	85,358
WDK	Deck	144	12.920	1,860
EFP	Enclos Porch	120	49.810	5,977

Net Sketched Area:	2,472	Total:	255,375
Size Ad	1440	Gross Area	2664	FinArea	1440
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

038.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc